

**County of San Diego  
Valle De Oro Community Planning Group  
P.O. Box 936  
La Mesa, CA 91944-3958**

**REGULAR MEETING MINUTES: April 6, 2010**

**LOCATION:** Otay Water District Headquarters  
Training Room, Lower Terrace  
2554 Sweetwater Springs Blvd.  
Spring Valley, California 91978-2004

**1. CALL TO ORDER:** 7:02 PM Jack L. Phillips, presiding Chair

Members present: Brownlee, Feathers, Fitchett, Forthun, Manning, Mitrovich, Phillips, Reith, Ripperger

Absent: Brennan, Henderson, Hewicker, Hyatt, Millar, Wollitz

**2. FINALIZE AGENDA:** As shown

**3. OPEN FORUM:** None

**4. APPROVAL OF MINUTES:** Minutes of March 16, 2010 **VOTE: 8-0-1 to approve.** Abstained: Mitrovich

**5. LAND USE**

- a. VAR10-004: 4236 Ponce de Leon. Proposed reduction of rear yard setback from 40' to 3' for a 53'x20'x16.5' high covered RV storage area with one 53'x16' high wall and a 21'x24'x11' high covered car storage area. Request to increase the accessory building height limit from 12' to 16.5'. Structures to be located in the southwest corner of the property. Application has been withdrawn.
- b. VAR10-005: 4981 Mt. Helix Dr. Proposed reduction of front yard setback (from road centerline) from 50' to 30' for deck, 48.8' for room addition, 39.4' for storage room, and 34.4' for gazebo and reduction of side yard setback from 35' to 20.8'. Some structures are built or are partially built.

Presented by BROWNLEE. Earl Penny, Engineer for applicant William Blanchard, presented the project for the property at 4981 Mt. Helix Drive. William Blanchard Jr. stated that the existing retaining walls exceed the 3 foot allowed height. The room size is 820 sf which exceeds 800 foot allowed. His father, William Blanchard Senior, bought property in 1989. The residence was falling apart so he tried to fix it up. He installed a wall which kept the rocks and

dirt from falling into the street. The mailman now has a place to pull over. However, they now have new neighbors.

BROWNLEE states they are asking for 5 different variances, four in the front yard and one in the side yard. The current setback is 50' and they are requesting a reduction to 30' for deck, 48.8' for the room addition, 39.4' for storage room, and 34.4' for gazebo and reduction of side yard setback from 35' to 20.8'. The property is situated on a very steep slope. Other residences in the area do use their front yards for patios and sitting areas.

Mark Ferguson of 4990 Mt. Helix Drive is a neighbor who said he believes everyone should be able to do what they want to do on their property but it should be structurally sound. He asked the height of the wall. The engineer stated that it is 13 feet high and has been there for a while.

PHILLIPS questioned BROWNLEE's recommendation that the deck is OK. Doesn't it protrude out? A portion is in right of way. 5' of it is cantilevered over the wall. It is a timber deck. The site is 0.6 acre. The deck is significantly visible from the street. Gazebos are not allowed in front yard setbacks.

PHILLIPS stated that it is a significant wall to build without permits. Owner has hired a soil and structural engineer to bring the wall to up to code.

BROWNLEE recommends and **moves for approval** of 30' setback for the deck and 48.8' for the room addition but rejects a variance for the storage room and gazebo. (Seconded by Mitrovich). **VOTE: 8-1-0 to approve.** Forthun voted against.

- c. W10-002: 4790 Mt. Helix Dr. Waiver of "S" design review for project to rebuild a deck and patio cover (termite damage, etc) on east side of residence.

Presented by PHILLIPS. This property is down a few doors from the previous project. Setbacks in the area vary since they re-aligned the road. The property owner went to the County to get permits to perform work but found out that there is an "S" designation on his property as a scenic historic site. Mt. Helix Drive wraps around the house. There will be no visual impact. They are proposing to replace a wooden deck due to termite damage.

PHILLIPS recommends and **moves to approve** the waiver (Reith seconds.) **VOTE: 9-0-0** to approve.

## 6. NEW BUSINESS

## 7. UNFINISHED BUSINESS: None

## 8. CHAIRMAN'S REPORT

YMCA ribbon cutting is April 7<sup>th</sup>. Also, Otay Water is holding a meeting to explain their sewer lines plans at Jamacha Bar & Grill. Finally, CPG members must attend annual training sessions which start this week (Friday & Saturday).

**9. ADJOURNMENT 7:43 PM**

Submitted by: Jösan Feathers